

## ZONING AND ADJUSTMENT BOARD

December 19, 2005

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, December 19, 2005, at 6:30 P.M. with the following members present: Dale Nichols- Vice Chairman, Ron Berry, Marge Thies, Dossie Singleton, Richard Cole, Jr., Rusty Mask, and Frank Szczepanski. Larry Story, Frank Topping, Evan Merritt, James Sutton, Todd Brown were absent. Roberta Rogers- Director of Planning and Development was also absent. Terry Neal- Zoning and Adjustment Board Attorney, and Sandy Cassels- Board Secretary, were present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Nichols presented the proof of publication.

Mr. Singleton made a motion to approve the minutes from the December 5, 2005, meeting. Ms. Thies seconded the motion and the motion carried.

T2005-0048

Michael & Lori Ann Goerling

Michael & Lori Ann Goerling, applicants, were present and requesting a Temporary Use Permit for one year for a trailer travel while a permanent residence is being constructed. There were 16 notices sent. Of the 16 notices sent, two (2) were returned in favor and none were returned in objection. There were no objections from the audience. Mr. Nichols asked Mr. and Mrs. Goerling if they were building their home as owner builders. Mr. Goerling explained he is building the residence as owner/builder. Mr. Nichols asked Mr. Goerling if he thought one (1) year would be enough time for the residence to be constructed. Mr. Goerling explained one (1) year would be enough time.

Mr. Cole made the motion to recommend approval of the Temporary Use Permit for one (1) year based on the information provided in the staff report. Ms. Thies seconded the motion and the motion carried.

R2005-0117

John Burchill

John Burchill, applicant, was present and requesting rezoning of 2.89 acres MOL from A5 to RR1C to correct an illegal zoning. There were eight (8) notices sent. Of the eight (8) notices sent, one was returned in favor and two (2) were returned in objection. There were no objections from the audience. Mrs. Cassels read the letters of objection into the record. Mr. Burchill explained he wants to keep the property as it is for now, but he may decide to sell, therefore he would like to have the rezoning corrected now.

Mr. Berry made the motion to recommend approval of the rezoning from A5 to RR1C on 2.89 acres MOL to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

R2005-0118

Enida Robaina

Enida Robaina, applicant, was present and requesting rezoning of 4.35 acres MOL from A5 to RR1C to correct an illegal zoning. There were six (6) notices sent. Of the six (6) notices sent, none were returned in favor or objection. There were no objections from the audience. Mrs. Robaina explained she wants to build a conventional home on the property.

Mr. Szczepanski made the motion to recommend approval of the rezoning from A5 to RR1C on 4.35 acres MOL to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Singleton seconded the motion and the motion carried.

R2005-0119

Randall & Susan Jacobs

Randall & Susan Jacobs, applicants, were present and requesting a rezoning on .68 acres MOL from C1 to ID to bring the property into compliance with the Future Land Use Map. There were three (3) notices sent. Of the three (3) notices sent, one was returned in favor and one was returned in objection. Mrs. Cassels

read the letter of objection into the record. There were no objections from the audience. Mr. Jacobs explained he originally wanted to have a retail nursery on this site, but has decided against this. He would like to have the zoning and land use the same if he decides to sell the property in the future.

Mr. Berry made the motion to recommend approval of the rezoning from C1 to ID on .68 acres MOL to the Board of Sumter County Commissioners based on the information provided in the staff report. Mrs. Thies seconded the motion and the motion carried.

R2005-0120

Ray Martin

Richard Hibbard, representative for the applicant, was present and requesting a rezoning of 4.28 acres MOL from A5 to RR1C to correct an illegal zoning. There were eight (8) notices sent. Of the eight (8) notices sent, none were returned in favor and one was returned in objection. Mrs. Cassels read the letter of objection into the record. There were no objections from the audience. Mr. Hibbard explained Mr. Martin wants to build a conventional home on the property and the zoning needs to be corrected before the building plans can be issued.

Mr. Cole made the motion to recommend approval of the rezoning of 4.28 acres MOL from A5 to RR1C to the Board of Sumter County Commissioners based on the information provided in the staff report. Ms. Thies seconded the motion and the motion carried.

S2005-0016

Stephen G. & Rue M. Pelletier

Cheryl Pence and Thomas Monroe, representatives for the applicant, were present and requesting a Special Use Permit on 2.83 acres MOL to have a Church. The application was originally for a medium development, but staff determined a minor development was more acceptable. There were 17 notices sent. Of the 17 notices sent one was returned in favor and one was returned in objection. Mrs. Cassels read the letter of objection into the record. Mr. and Mrs. Detwiler objected from the audience. Mr. Monroe and Mrs. Pence explained there is a garage, unfinished house, and a mobile home on the property. The garage and unfinished house will be used as a Church and Fellowship Hall and the mobile home will be used as a parsonage. Mr. and Mrs. Detwiler explained they did not want their community to be commercial. Mr. and Mrs. Detwiler explained that Mr. and Mrs. Pelletier received a Special Use Permit for a tractor business and did not follow the Special Use Permit restrictions. Mr. Detwiler explained there are two (2) churches to the east and one (1) in the Nobleton area, in which all these are within one (1) mile of the proposed church. Mrs. Cora Hunter was sworn in from the audience and stated she was in favor of the Special Use Permit.

Mr. Berry made the motion to recommend approval of the Special Use Permit with the condition this Permit is only for this Church, therefore after the Church moves to a new location, this property will only be used for the youth programs, based on the information provided in the staff report. Mr. Cole seconded the motion. Roll call vote was taken with six (6) votes in favor and one (1) vote against: Frank Szczepanski – aye, Ron Berry – aye, Dossie Singleton – aye, Richard Cole – aye, Rusty Mask – aye, Dale Nichols – aye, Marge Thies – nay.

Ms. Thies made a motion to adjourn the meeting at 7:30 pm. Mr. Berry seconded the motion and the motion carried.

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Larry Story, Chairman  
Zoning and Adjustment Board